



City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

RECEIVED MAR 01 2014

2014 CPA PROJECT FUNDING APPLICATION

Project Description Form

Application and supporting materials must be submitted by May 1, 2014

Project Title: Carriage House Renovation Project
Project Location/Address: 55 Ober Street, Beverly, MA
Date: 5/1/2014

Name of Applicant: Denise A. Deschamps
Organization: Lynch Park Advisory Committee
Contact Person: Denise A. Deschamps
Mailing Address: 191 Cabot Street, Rm. 27, Beverly,
MA 01915
Telephone #: 978-605-2356
Fax#:
Email Address: ddeschamps@beverlyma.gov

If Different From the Applicant:

Name of Owner:
Mailing Address:
Telephone #:
Fax#:
Email Address:

- CPA Funding Requested: \$ 25,000 Total Project Cost: \$ 25,000
- Please circle all CPA Categories to which this project applies (more than one may apply):

Open Space

Community Housing

Historic Preservation

Recreation

PLEASE ATTACH THE FOLLOWING SUPPORTING INFORMATION AND DOCUMENTATION:

Please type all responses and indicate item number

- Applicant/Organization Background:** Please provide a brief description of your or the organization's profile and project history. Explain your ability and capacity to undertake and successfully execute the project.
- Project Narrative:** Please provide a thorough description of the project and goals it will achieve. In addition, please address the following items in your narrative, which should not exceed 5 typed pages:
 - Community Need:** Describe what community preservation need this project serves and how the project meets the General and Category Specific Evaluation Criteria as established by the CPC. Please address specific CPC criteria and the definitions listed on the Allowable Uses Chart when answering this question.

- b. **Feasibility:** List and explain all further actions or steps that will be required for completion of the project (i.e. 21E environmental assessments; zoning, planning board, conservation commission permits and approvals; easements or restrictions; subordination agreements etc...).
 - c. **Maintenance & Long Term Preservation:** If on-going maintenance and upkeep is required, please describe how this will be accomplished. Explain specific guarantees that will assure long-term preservation of the project.
 - d. **Maps & Visual Materials:** Please include plans, maps and other visual aids to help describe the project (i.e. USGS topographic map, assessors map, GIS/aerial photo maps, photographs, renderings or design plans etc...).
3. **Budget:** Please fill out the attached Budget Form. Please indicate which expenses CPA will directly fund. Attach supporting documentation as appropriate.
4. **Project Schedule:** Please fill out the attached Project Schedule Form. Explain each step of the project, time to accomplish the various steps, milestones and project completion date.
5. If applicable and appropriate, additional information or supporting documentation should also be attached, including but not limited to:
 - a. Natural resource features
 - b. Proof of site control, or plan to obtain control such as Purchase and Sale Agreement, option or deed
 - c. For historic properties or artifacts, a Determination of Historic Significance by the Beverly Historic District Commission
 - d. Historic structure report or existing conditions report
 - e. Letters of support sufficient to document clear endorsement by community members and groups, and where appropriate, by municipal boards, committees, commissions and departments
 - f. Letters from project partners and/or other funding sources
 - g. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed
 - h. Any other information useful to the Committee in considering the project

I certify, under the pains and penalties of perjury, that the information set forth in this application is true and complete to the best of my knowledge.

Applicant's Signature: Denise A. Deschamps Date: 5/1/14
Lynch Public Advisory Comm.

Owner's Signature: [Signature] Date: 4/30/14
(If Different From Applicant)

1. Applicant/Organization Background

The Lynch Park Advisory Committee (LPAC) has been spearheading the project to renovate the Carriage House into a cultural/community/arts center that is also available for private rental while respecting and preserving its history and architecture. The LPAC is an advisory committee which was established in 2000 by Beverly's Parks and Recreation Department to pursue a master plan for Lynch Park and guide its implementation. One of the components of the completed master plan for Lynch Park was the renovation of the Carriage House. This project was recognized as particularly important because it had the potential to produce revenue that would ultimately support maintenance for and improvements in the Carriage House. The LPAC has been working since that time to gather funding for and awareness of the Carriage House renovation project. Over time sufficient public and private funds have been invested into the building in order to create a safe and attractive site for programming and events. Last year at least twenty-five events were held inside the Carriage House. The Beverly Recreation Department has a page on their website devoted to the Carriage House, its history and availability.

Given that the Carriage House is a city-owned property and the LPAC is an arm of a local commission the City would engage the firm to conduct the feasibility study and preservation plan and would work with that firm along with other key stakeholders, to inform those documents and ensure that they were completed in a timely fashion and within the budget stipulated.

2. Project Narrative

Attachment A includes a draft scope for both the feasibility study and the preservation plan.

a. Community Need: The renovation of the Carriage House at Lynch Park will address many needs within the community because of its past history and its future utility. The Carriage House, built sometime between 1897 and 1903 represents one of the last vestiges of the Gold Coast era in Beverly at the turn of the century. Most of the interior and exterior appears as it did when it was constructed. It is also unusual in that it is public owned and open to the public. Within the Carriage House a variety of story boards have been framed and hung which include photos of the area as it was 100 years ago and describe events that took place at that time along with the history of the Carriage House and environs. The *future* of the Carriage House as a community/cultural center and events venue will also meet community needs. Presently, there is limited public meeting, display and conference and event space in Beverly. The Carriage House is the perfect setting for art shows, Recreation Department programming, educational outings, displays, corporate meetings and conferences, weddings, wedding receptions, and other family-oriented activities. Its close proximity to the Italianate Garden at the Park creates a natural linkage between the two areas for events. As has been mentioned earlier the potential for rental fees is critical to the future maintenance of the Carriage House.

b. Feasibility Study: The LPAC has been working to renovate the Carriage House at Lynch Park for some ten years. Over the course of those years some critical repairs and improvements have been completed in order to maintain the structural integrity of the building as well as create a viable, income-producing venue. Although this revenue helps to maintain the structure in its current condition this project has reached a critical juncture. It is difficult to identify any renovation project of significance that may be completed independently without having significant impact on other building systems. A feasibility study and preservation plan are greatly needed as first steps in crafting a master plan for the structure. Fortunately, over the last few years several important components of a feasibility study have already been completed: (1) building measure-up; (2) existing conditions survey; (3) extensive discussions regarding future use and programming.

c. Maintenance and Long-Term Preservation: The Carriage House is located in a publicly-owned park in Beverly, Massachusetts. The City anticipates ownership of this parcel, along with the Carriage House, in perpetuity. The City has made every effort to maintain the historical architecture of the building and celebrate its history. The LPAC conducts tours of the building several times a year to share its history, and has incorporated stories about its heritage into its marketing materials. The City has invested considerable funds over the years to maintain the structure including the cost of a new roof, restrooms, flooring, entrance way and other items and it will continue to maintain the structure. The City of Beverly's Public Services Department is highly skilled and has completed a number of projects on the site. If their time is limited or if additional

expertise is required the City would engage the appropriate entity to complete the necessary work as has been done at times in the past.

d. Maps and Visual Materials: Attachment B includes the following:

- aerial map
- Photo of carriage house, circa 1903
- main house of estate that belonged with carriage house (previously demolished)
- photograph of first floor interior
- photograph of oat cleaner

3. Budget

Please see Attachment C for Budget Form.

4. Project Schedule

Please see Attachment D for Project Schedule Form.

5. Additional Information

Please see Attachment E for the following additional information:

- Determination of Historic Significance by the Beverly Historic District Commission
- Existing Conditions Survey
- Building Measure-Up
- Letters of Support from:
 - Greater Beverly Chamber of Commerce
 - Nancy Coffey, historian and resident of Beverly

ATTACHMENT A

Preservation and Re-Use Plan

Scope of Work

The City of Beverly with the assistance of the Lynch Park Advisory Committee, proposes to utilize CPA funding to secure a qualified architectural firm to undertake a comprehensive preservation and adaptive reuse program for the Carriage House at Lynch Park. If awarded, the City will immediately develop and issue an RFP for qualified architectural firms. The selected firm will prepare a preservation plan and feasibility study that will focus on the identification of uses and programming needs, overall evaluation of the existing structure, prioritization of zones of historical significance, recommendation for treatment philosophy, recommendations for improvements including a prioritized list with preliminary cost estimates. This plan will identify and prioritize future improvements for the Carriage House, which will be the subject of future CPA funding requests. The firm will have regular meetings during program development with an advisory committee to consist of at least the following: the Parks and Recreation Director, the Public Services Director, the Assistant Planning Director and representative(s) from the Lynch Park Advisory Committee and the Historic District Commission.

Please note this scope is a preliminary program, and it is understood to be an iterative document based on CPC review.

Budget Estimate:

1. Regular Meetings with the advisory committee.
2. Field Inspection.
3. Cost Estimating
4. Admin.
5. Word Processing/Report

Personnel:

Principal –P \$200/HR

Associate –A \$180

Senior PM – SPM \$165

Proj Mgr –PM \$150

Sr Engr – SR \$130

CAD Tech – CAD \$100

Admin – AD \$100

Word Processor – W \$90

PERSON HOURS

TASK	P	A	SPM	PM	SR	CAD	AD	W	TOTAL
1	4	12							16
2		4	16	16	40	12	4		92
3				24				2	26
4		2					4		6
5						12		3	15
TOTAL	4	18	16	40	40	24	8	5	155
COST	800	3240	2640	6000	10400	2400	800	450	26730

ATTACHMENT B

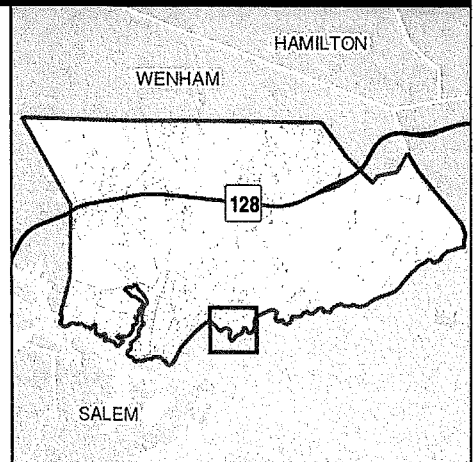
Aerial Map of Lynch Park

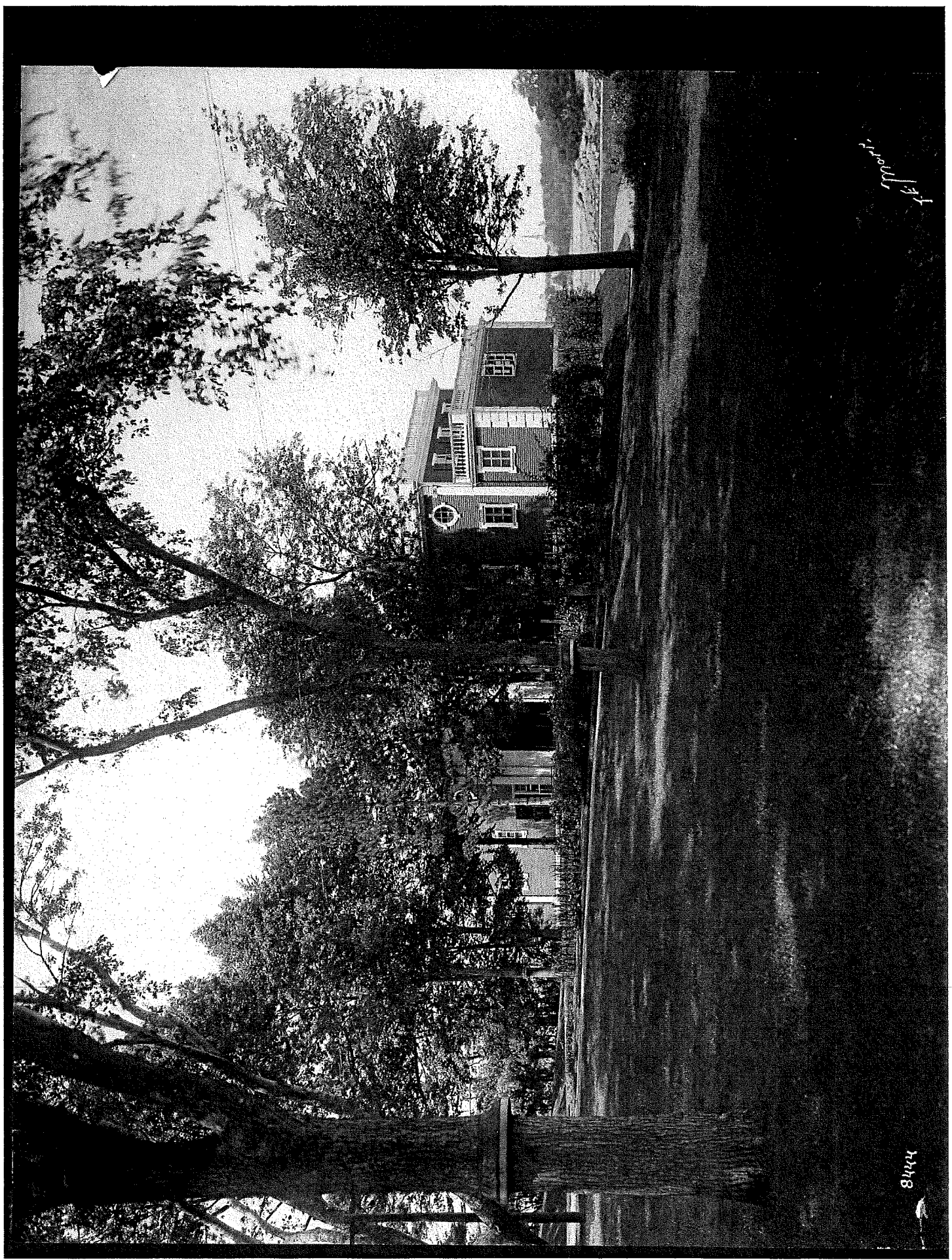


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The City makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

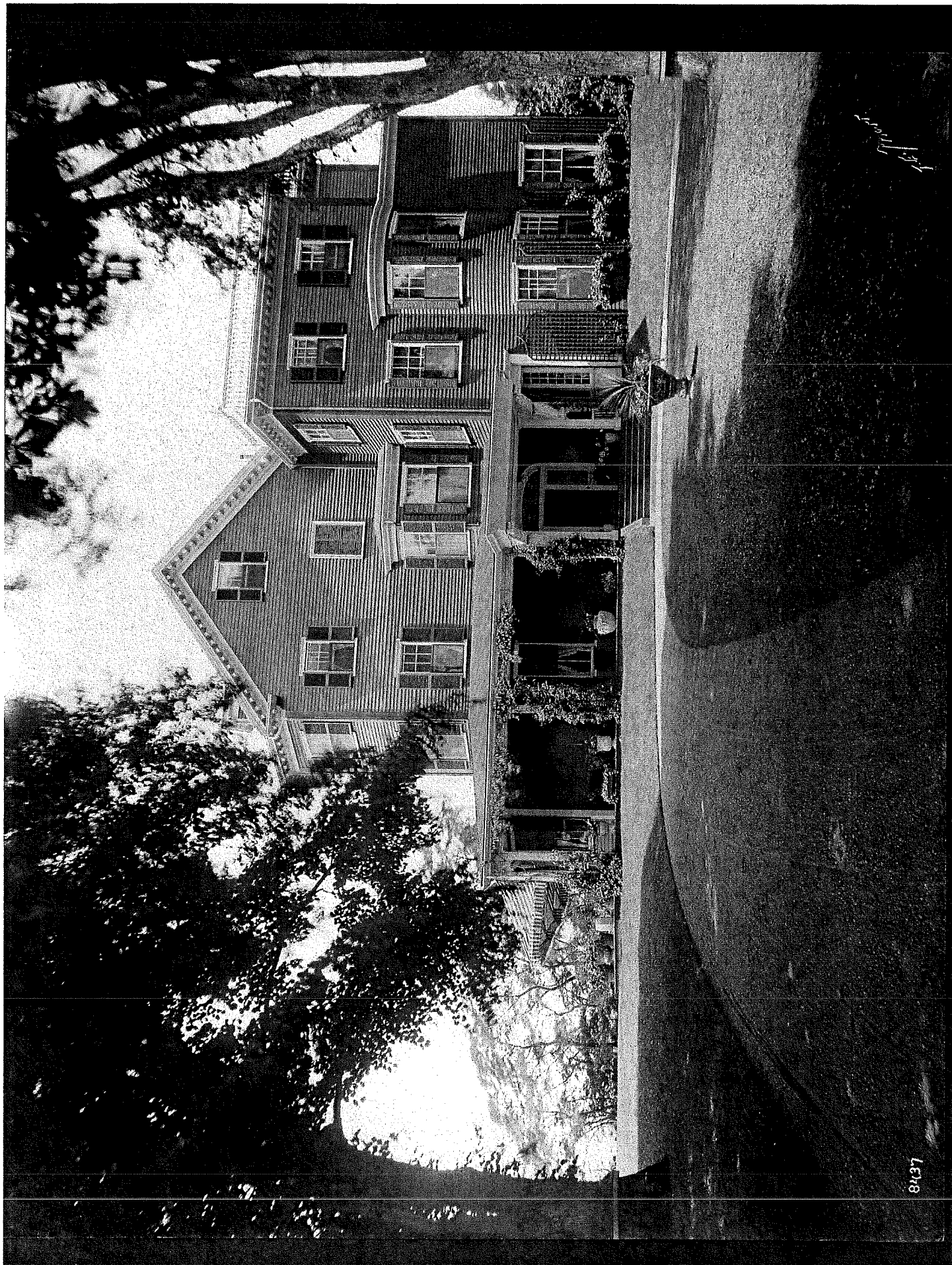
Parcels updated February 7, 2014





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h4h8







ATTACHMENT C



City of Beverly
Community Preservation Committee
Planning Department
191 Cabot Street, City Hall
Beverly, MA 01915
(978) 921-6000 ext. 2343 (978) 921-6187 (Fax)

2014 CPA PROJECT FUNDING APPLICATION

Project Budget Form

- Project Title: Carriage House Renovation Project _____
- Applicant Contact Information:
Contact Person: Denise Deschamps _____
Organization: City of Beverly, Massachusetts _____

SOURCES OF FUNDING		
Source	Amount	Percentage of Total Budget
Community Preservation Act Fund	\$ 25,000.00	100%
Total Project Funding	\$25,000.00	100%

ITEMIZED PROJECT EXPENSES		
Expense	Amount	To Be Funded by CPA? Y/N *Please refer to DOR's Allowable Uses Chart
Feasibility Study/Preservation Plan	\$25,000.00	Yes
Total Project Expenses	\$ 25,000.00	

*If the project is a community housing project, please submit a development budget and a sources and uses budget. Also, home ownership projects shall include an affordability analysis, and housing rental projects shall include a five-year operating budget.

Please feel free to photocopy or recreate this form if more room is needed.

ATTACHMENT D



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Project Schedule Form

- Project Title: Carriage House Renovation Project_____
- Applicant Contact Information:
Contact Person: Denise Deschamps_____
- Organization: Lynch Park Advisory Committee_____

Please provide a project timeline below and describe the various activities, noting all project milestones.

	Estimated Date	Activity
Project Start	11/12/2014	Finalize RFS
	11/17/2014	Submit advertisement for Feasibility Study and Preservation Plan
Project Milestone	12/17/2014	Engage consultant
Initiate process	12/18/2014	Meet with consultant to determine process culminating in complete feasibility study and preservation plan.
50% Completion	April 1, 2015	Analysis of potential uses complete; review of existing conditions survey and measure-up complete.
Project Milestone	April 30, 2015	75 % complete. Review by relevant municipal department heads, commissions, committees and key stakeholders
Project Completion	6/30/15	Feasibility Study and Preservation Plan are finalized

Please Note: If the project is approved, the applicant must agree to and sign a Memorandum of Understanding (MOU). Funds will be disbursed based on the conditions of the MOU executed as part of the project award.

Please feel free to photocopy or recreate this form if more room is needed.

ATTACHMENT E



Application for Determination of
Historic Significance

City of Beverly, Massachusetts

Historic District Commission

City Hall, 191 Cabot Street, Beverly, MA 01915

Project Proponent: (Name and Contact Information)	DENISE A. DESCHAMPS BEVERLY CITY HALL DIRECT LINE: 978-645-2356 E: ddeschamps@beverly.ma.gov
Name of Project:	The CARRIAGE HOUSE AT LYNCH PARK
Historic Name of Property:	not applicable
Address of Project:	55 OBER STREET BEVERLY, MA 01915
Year built:	SOMETIME BETWEEN 1900-1903
Source for year built:	CHAPTER 91 license applications filed with the Mass. Board of Harbor and Land Commissioners

Please submit six copies of this cover sheet and six copies of the following supporting materials:

- ☐ If listed on the State Register of Historic Places, a copy of the State Register of Historic Places or the Massachusetts Cultural Resource Information System (MACRIS) database showing the property name, address and listing status¹.

OR (if not listed on the State Register of Historic Places) all of the following:

- ☐ If available, a copy of the Massachusetts Historical Commission (MHC) Inventory Form²
- ☒ A brief statement describing how the property is significant in the history, archaeology, architecture or culture of Beverly (no more than 500 words)
- ☒ Color photographs of the project property (no more than 5)

For Official Use Only:

Date received: 2-14-14

BHDC Meeting date: 2-26-14

DETERMINATION

The Beverly Historic District Commission hereby certifies that:

- ☐ The property is listed on the State Register of Historic Places
- ☒ The property has been determined by the BHDC to be significant in the history, archaeology, architecture or culture of Beverly. Meeting date: 2/26/14
- ☐ The property is not historically significant. Meeting date: _____

Signed: _____

William Finch, Chair

Date: _____

2/26/14

Structures North

CONSULTING ENGINEERS

Salem | Hartford

www.structures-north.com

60 Washington St, Suite 401
Salem, Massachusetts 01970-3517
P.O. Box 01971-8560
T 978.745.6817 | F 978.745.6067

56 Arbor Street, Suite 302
Hartford, Connecticut 06106-1201
T 860.236.6817 | F 860.236.6817

December 8, 2008

Denise A. Deschamps
Lynch Park Advisory Committee
Beverly, MA
rddeschamps@comcast.net

Reference: Conditions Survey
Lynch Park Carriage House, Beverly, MA

Dear Ms. Deschamps:

Structures North Consulting Engineers, Inc. was retained to perform a conditions assessment at the 1800's carriage house at Lynch Park in Beverly. You, the committee, and the architect who has consulted with you, Matt Lewis, are interested in renovating the carriage house for future assembly and business uses, and are interested in the following:

- The general condition of the building overall.
- General load carrying capacities of the floors and roof.
- The possibility of removing walls, especially a particular 1st floor wall.
- Whether a basement column that appears to have been removed needs to be reinstalled.
- Some general structural implications of changing the uses of the rooms.

General Description:

The building is a 2 story, wood framed structure with an exposed basement on the west (Harbor) side, built in the late 1800's. The building was originally used for horses and carriages, with some worker living quarters on the 2nd floor. Currently the 1st floor has a general purpose meeting and art exhibition room, with wood finishes throughout the room, at the south end of the building. The north end of the 1st floor has tractor and equipment storage rooms / garages for the city of Beverly. The 2nd floor at the south and west sides had living apartments, and the north and east sides were uninhabited "attic" space. The basement is all unfinished storage space.

Conditions Survey Limitations:

On November 11, 2008 we visited the building to perform an existing conditions survey. Many of the rooms had finishes intact, and the structure in those rooms could not be observed. Very little of the roof framing could be observed in the 2nd floor residential apartment spaces, and virtually none of the 2nd floor framing could be observed. We could not find access to the roof. The northwest corner of the basement (Beachcomber Café area) was inaccessible due to locked doors. Footings could not be observed. The conditions assessments made in this report are limited only to what could be observed. Assessments are limited to visual inspection only, with the exception of taking 3 selective wood samples to determine the typical wood species used for the framing. We did not test any wood for rot damage.

At the west side, you mentioned that the high tide reaches the foundation walls. It is unknown how high up the walls the sea water reaches during storms, or how much wave impacts strike the west

exterior wall. A wood framed building is not intended to resist impacting waves, and as such, we will not be evaluating the building's ability to withstand ocean, floating, or ice forces.

Conditions Survey Observations:

Visually, the observable framing looked to be in generally sound condition, with a few exceptions:

- 1) In the smaller west-side 2nd floor apartments the roof had leaked. The areas where water leaked in should be further investigated for rot damage.
- 2) In the smaller west-side 2nd floor apartments, small areas of 2nd floor floor-boards had been removed exposing the 2nd floor joists. Please refer to keynote "2-2" on the attached "Exist. 2nd Floor Plan". Significant notches had been made in several of the joists to accommodate plumbing/sewer pipes. These notches would likely not meet notch criteria for modern day buildings, and these joists should be strengthened, and the plumbing relocated to a more suitable location for the framing.
- 3) In a few areas, it appeared the exterior wall shingles had failed. These areas, along with the sheathing and framing below them, should be further investigated for rot damage. This would involve temporarily removing finishes to expose hidden conditions.
- 4) The stone foundation/basement walls appeared to have some locations where the mortar has eroded away. Further investigation should be performed to evaluate the extent of mortar repointing required to address failed mortar joints, especially given the potential for sea water to wash through the wall.
- 5) Some of the brick piers in the basement appeared to have been damaged by rising dampness. These piers should be replaced with new exterior grade brick piers, or concrete piers, or with galvanized steel columns. The beams these piers support would need to be temporarily shored, and if there is not an existing footing, and new one would be needed.

Analysis of Existing Framing:

Where existing framing could be observed, and the framing measured, selected framing members were analyzed to determine their performance under anticipated loads, using loads specified in the current edition of the Massachusetts State Building Code. Our analysis is based on representative framing members, not all members were evaluated, in order to quickly and economically determine the approximate load carrying capacity of floors and roofs. For the analysis, the framing is presumed to be in sound structural condition, with any repairs due to rot, notches, rising damp, etc. already made. The sizes of mortise and tenon type connections could not be determined, and were not evaluated. The attached "Framing Analysis Results Table" describes the results of our analysis. The results are summarized as follows:

- 1st floor: Replace the existing heavy tile floors with lighter wood sleeper floors where possible. Joists and columns/piers are typically adequate, but several beams are overstressed, especially if the 2nd floor becomes occupied space, and will need additional columns and footing supporting them. Some beams are overstressed even under the lightest possible loading conditions, when the 2nd floor is uninhabited, and the 1st floor has the existing heavy tile floors replaced.
- 2nd floor: Joists are typically adequate for stresses, but will deflect (sag) more than modern code limits allow if the 2nd floor has assembly occupancies. Beams were typically unobservable, and it is unknown whether they are adequate. One truss was evaluated and found to be overstressed for any new loads beyond a 20psf "attic" load.

- Roof: Roof framing was typically adequate, except for beams supporting the center gable roof. The adequacy of the truss at the north exterior wall depends on what the truss's bottom chord is, and we were unable to observe it at our site visit.

Of particular interest to Matt Lewis is the 1st floor area shown by keynote "1-1" on the attached "Exist. 1st Floor Plan". This area currently has what is presumed to be a terra-cotta tile floor that slopes to drains. Matt was interested in creating a level floor in this area that was flush with the floor of the south rooms. A piece of loose tile was taken back to the office for weight and volume measurements, and was determined to have a density of approximately 138 pounds per cubic foot. It could be observed from the basement that in this area, the 1st floor framing (joists) were 6 inches lower than the framing (joists) to the south. Please refer to keynote "1-3" on the attached "Exist. 1st Floor Plan" for the location of the 6" drop in the floor framing. It appeared that the floor was dropped a uniform 6 inches, and the tiles varied in thickness to create the sloping finished surface. The existing dead load (weight) of the floor is approximately 80 pounds per square foot (psf). If the tiles were removed and replaced with a lightweight concrete leveling slab, the dead load would be approximately 69 psf. If the tiles were removed and replaced with a wood framed "sleeper floor", the dead load would be approximately 20 psf.

Also of particular interest to Matt Lewis is whether the wall identified by keynote "1-2" on the attached "Exist. 1st Floor Plan" is a bearing wall. Not all 2nd floor framing could be observed, so we can't say with 100% certainty that it is not a bearing wall, but all indications lead us to believe that this wall is *not* a bearing wall. That being said, however, as we'll discuss in the "Impacts of Future Renovation Decisions" section below, the wall might be assisting in lateral load (wind/earthquake) resistance, and it might not be feasible to remove the wall.

Another item of interest to Matt Lewis is the location where a basement column appeared to have been removed, based on the typical layout pattern of basement columns, as located by keynote "B-1" on the attached "Exist. Basement Plan". Based on our analysis, the column should be re-installed.

Mortise and tenon, notched, or nailed joist to beam connections need further investigation, and may need metal joist hangers to supplement connections found to be inadequate.

Impacts of Future Renovation Decisions:

Matt Lewis provided us with a rough idea of what some of the proposed uses of various parts of the building might become in future renovations. Chapter 34 of the building code outlines what types of structural analysis to use for different renovation conditions when renovating an existing building. The amount of analysis required, and the severity of the building code's rules used in the analysis are dependant on the decisions you make about things such as: how much space you renovate, how much space is classified as a "change of use", whether you are adding weight (dead load) to the building, or whether any framing (including walls) is being removed, added, or altered. There will likely be a lot of architectural implications due to change of use of space that we'll leave to Matt Lewis, but here are some of the major structural implications that are influenced by architectural and space planning decisions:

- The biggest implication is whether the structural work will need to conform to "level 1" requirements of building code chapter 3408, or a more restrictive level, such as "level 2". Either Matt or a code consultant might need to clarify what use the existing spaces are technically classified as, as well as what percentage of floor area gets a change of use in

the future proposed building layout. The percentage of floor area that has a change of use can determine whether the structural work is "level 1" or "level 2" (or higher levels). If greater than 35% or the building gets a change of use, then the building will need to use the more restrictive "level 2" (or higher) structural work. Based on our assumptions, we think you are proposing that approximately 44% of the building get a change of use, so "level 2" would be required. If you removed the portion of the 2nd floor that is currently unfinished (where the Christmas wreathes are stored) from a change of use, then we think you would be changing less than 35% of the building's use, and you would only need "level 1" structural work.

- We have assumed (and Matt Lewis has confirmed) in our chapter 34 review that any future A-3 assembly use will have an occupancy of less than 1200 people, so that the building does not have a "restricted use" per building code chapter 3408.5.
- If the building needs "level 2" or higher work, then we will need to do a lateral load analysis. We did a rough approximation of the analysis, and there might be some problems in the short (east-west) direction with not enough lateral load resistance. This could affect desires to remove walls, as well as possibly needing to strengthen existing walls with new plywood sheathing. Regardless of whether "level 1" or "level 2" work is required, removing any walls that span in the short direction of the building could be problematic. If level 2 work is required, removing ANY walls might be problematic, and we suspect we'd need to strengthen existing walls, or possibly add new shear walls. Removing walls may also trigger the chapter 34 defined level of work to increase to higher levels.
- There are other issues that can trigger a change from "level 1" work to "level 2" work, such as rehabilitation or renovation of 50% of the total floor area of the building (or 20,000 square feet, whichever is less), or an increase in the weight of the building by 10% or more. There are also levels above level 2 that are even more restrictive, which would be required if even larger percentages of the building were to be removed or reconstructed, so the level of work required by the structural engineer is directly impacted by architectural and space planning decisions. Further structural investigation of existing framing (selectively demolishing finishes to observe framing that wasn't observable during our visit last week) may be required, but will largely be determined by what level of structural work is required by chapter 3408 of the building code.

It should also be noted that at the south end of the 2nd floor, over the meeting room that is used for art exhibitions, we suspect, but could not confirm, that there are two multi-story trusses spanning east-west that support the roof and 2nd floor. The trusses are expected to align with the dropped beams that can be seen in the meeting/exhibition room. For future renovations that turn the 2nd floor space in this area to business offices, it would be ideal to leave the 2nd floor walls that hide the trusses intact and unaltered, as altering them would have significant structural implications. These walls are identified on the attached sketch "Exist. 2nd Floor Plan" by keynote "2-1".

Conclusions and Recommendations:

Much of the structural work that would be required for future renovations depends on the extent and nature of architectural and space planning decisions made. It may be possible to convert the 2nd floor apartments to business offices with little structural implications if the existing 2nd floor walls are left unaltered or are minimally altered. Converting the uninhabited areas of the 2nd floor to habitable space appears to have significant structural implications. The 1st floor framing would benefit from replacing the existing heavy tile floor with a lighter wood sleeper floor, but there are

December 8, 2008
Structures North

Lynch Park Carriage House Conditions Survey
Beverly, MA

beams that will still be overstressed and will require additional basement columns and footings to support them if the 1st floor is to be converted to assembly space. The roof appears to generally be adequate with the exception of the gable roof support beams, which may need strengthening. Mortar joints in the stone foundation walls will likely need repointing, but will need further investigation to determine the scope of work required. Most of the existing wood framing is in generally sound condition with the exception of some framing that was cut for plumbing pipes and some potentially localized rot damaged areas. Some existing brick piers in the basement will need to be replaced due to damage from rising damp. Joist connections require further investigation, and may need metal joist hangers.

We trust that the preceding information will be useful in understanding the condition of the carriage house at Lynch Park and in establishing the scope of work required to renovate and change uses in the building in the future. Please contact us if you have any questions or comments.

Respectfully Yours,
Structures North Consulting Engineers, Inc.



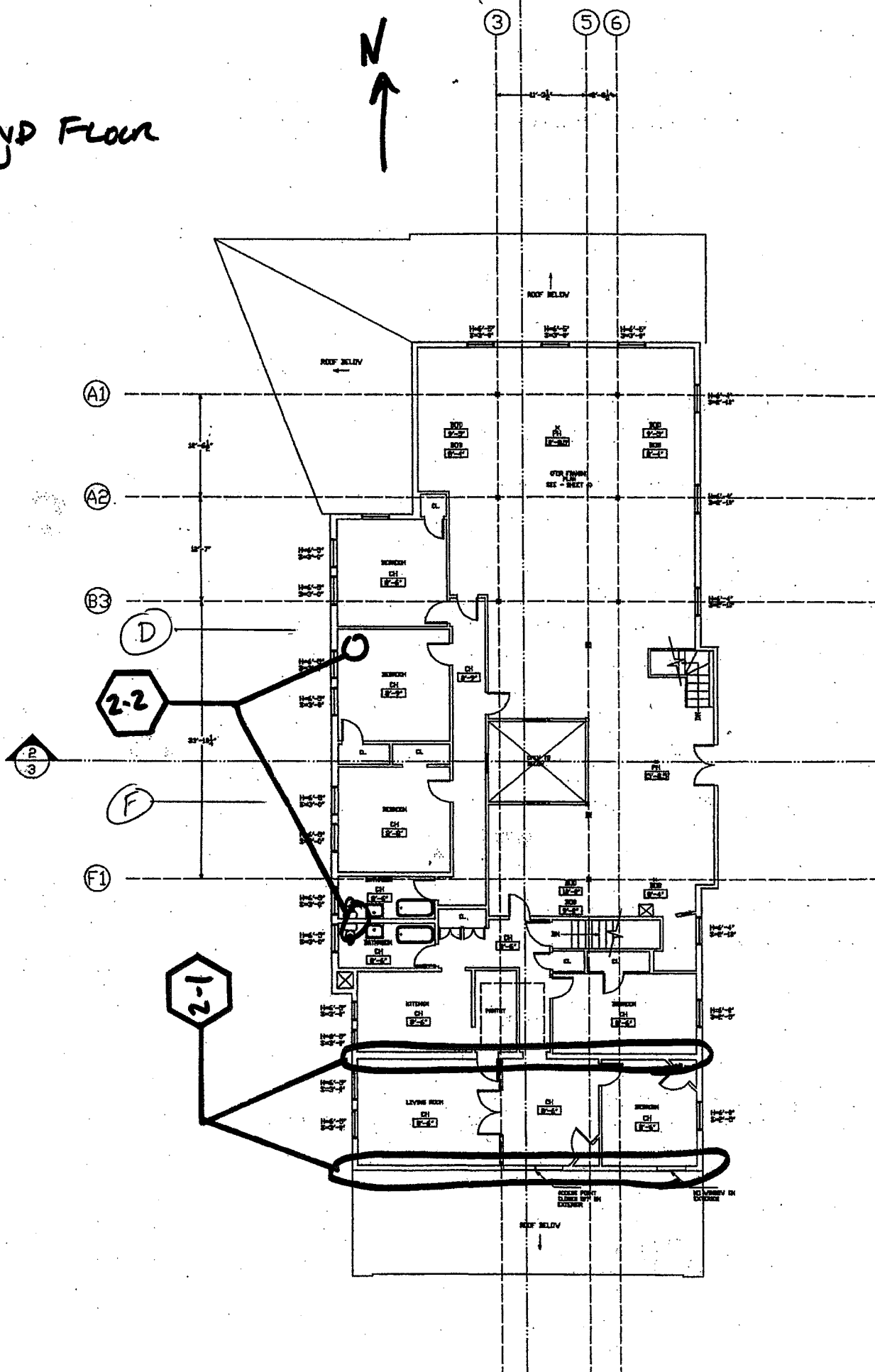
Jefferey J. Reese, PE

Attachments:

- "Framing Analysis Results Table"
- Sketches:
 - o "Exist. Basement Plan"
 - o "Exist. 1st Floor Plan"
 - o "Exist. 2nd Floor Plan"

Framing Analysis Results Table				
framing level	general location	framing type	engineer's calculation ID	analysis results
1st floor	center of building (area Matt Lewis is interested in)	joist	1J-1	with 100psf assembly live load, joists are OK for all floor finish conditions (exist tile, new concrete leveling, and wood sleeper floor)
"	"	beam	1B-1	In its existing condition with tile floor it is approximately 8% overstressed when a 100psf live load is applied. This could be corrected by replacing the tile flooring with something lighter. Existing LL capacity is approx. 88 psf.
"	"	beam	1B-2	In its existing condition with tile floor it is approximately 23% overstressed when a 100psf live load is applied. This could be corrected by replacing the tile flooring with a wood sleeper floor, but not with a concrete leveling slab. Existing LL capacity is approx. 67 psf.
"	"	beam	1B-5	Analysis is complicated by the beam supporting both 1st and 2nd floor loads, however, under the lightest possible 2nd floor loading (20psf "attic" live load) combined with the lightest possible 1st floor dead load (20psf wood sleeper floor) and a 100psf 1st floor assembly live load, the beam is still overstressed by more than 29%. The beam will require strengthening either by A) additional columns and column footings to reduce its span or B) sistering of beam with new framing, involving shoring all joist ends, cutting the joists, installing the beam sisters, and reconnecting the joists to the beams with new hangers.
"	"	beam	1B-6	similar to 1B-5, but beam is OK if a 20psf 2nd floor "attic" live load is used in combination with replacing the 1st floor tile with a 20psf wood sleeper floor system
"	"	beam	1B-7	beam is overstressed by more than 100% in all cases. The beam will require strengthening either by A) additional columns and column footings to reduce its span or B) sistering of beam with new framing, involving shoring all joist ends, cutting the joists, installing the beam sisters, and reconnecting the joists to the beams with new hangers.
"	"	column/post/pier	1P-1	column is OK in all cases
"	"	column/post/pier	1P-2	column is OK in all cases
"	"	column/post/pier	1P-3	column is OK in all cases
"	"	column/post/pier	1P-4	column is OK in all cases
"	"	column/post/pier	1P-5	column is OK in all cases
"	north end of building	joist	1J-3	with 100psf assembly live load, joists are OK for all floor finish conditions (exist tile, new concrete leveling, and wood sleeper floor)
"	"	beam	1B-8	beam is overstressed by more than 80% in all cases. The beam will require strengthening either by A) additional columns and column footings to reduce its span or B) sistering of beam with new framing, involving shoring all joist ends, cutting the joists, installing the beam sisters, and reconnecting the joists to the beams with new hangers.
"	"	beam	1B-9	similar to 1B-1
"	"	beam	1B-10	with 100psf assembly live load, beam is only OK if a wood sleeper floor replaces the existing tile flooring. With the existing tile flooring, the beam is overstressed by approx. 29%, and with a lightweight concrete leveling slab it would still be overstressed by approx. 21%
"	south end of building	joist	1J-4	OK for 100psf assembly live loads and existing wood floor
2nd floor	center of building	joist	2J-1	OK for 50psf business offices, exceed deflection limits for 100psf assembly live loads
"	"	joist	2J-2	OK for 50psf business offices, exceed deflection limits for 100psf assembly live loads
"	"	multi-floor truss	TRUSS-2	OK for 20psf "attic" loads, but 16% overstressed for 50psf business offices and 99% overstressed for 100psf assembly loads
roof	north end of building	joist	RJ-1	OK for anticipated loads
"	"	beam	RB-1	OK for anticipated loads
"	"	multi-floor truss	TRUSS-1	Unable to observe what bottom chord of truss was. If it is the same as the top chord, then the bottom chord is 110% overstressed even with only a 20psf "attic" load.
"	center of building	rafter	RR-1	OK for anticipated loads
"	"	beam	RB-2	110% overstressed

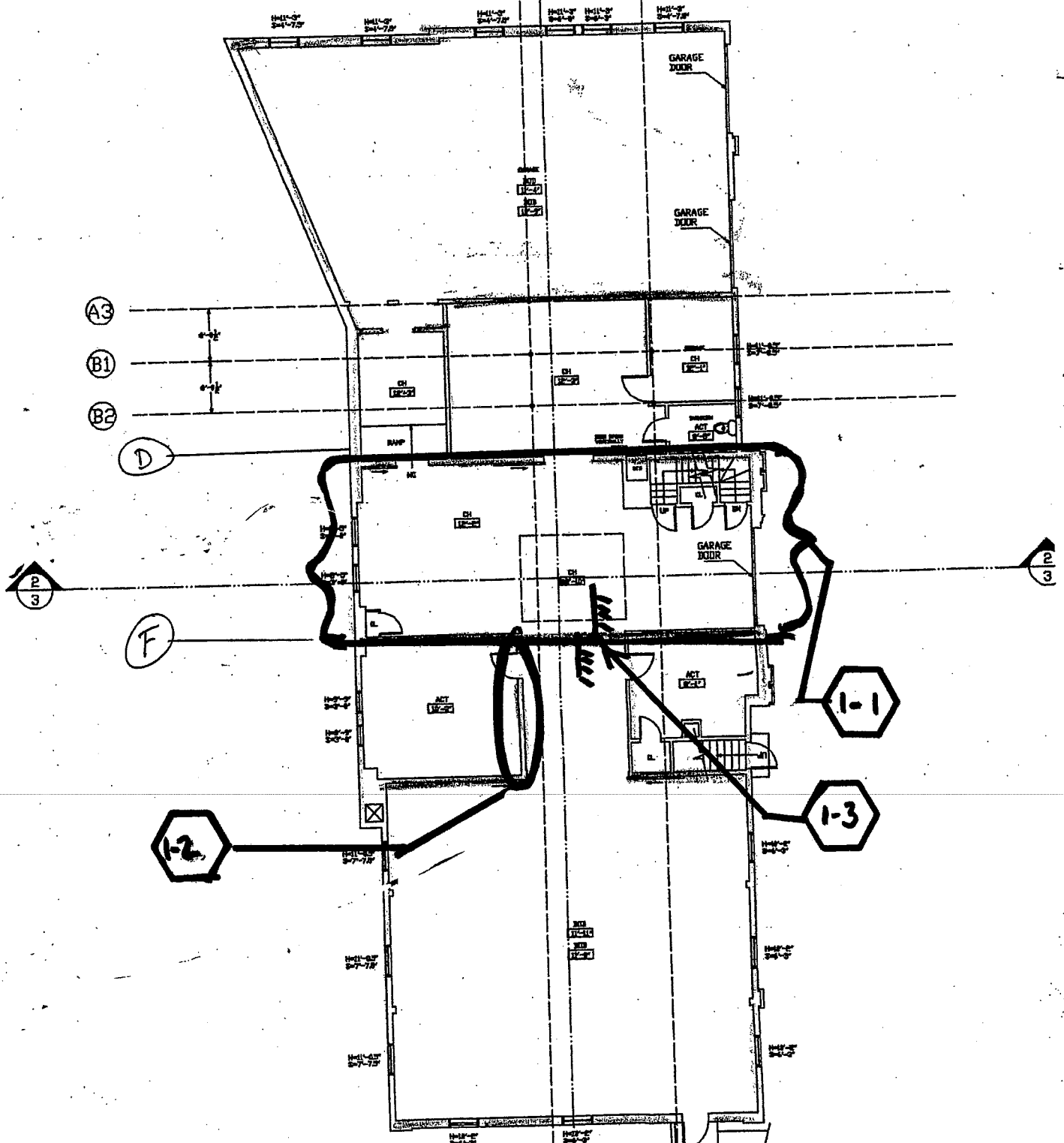
EXIST 2ND FLOOR PLAN



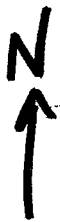
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EXIST 1ST FLOOR PLAN



EXIST BASEMENT
PLAN



① ② ③ ④ ⑤ ⑥ ⑦

3-1

5
2

2
3

4
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(A)

(B)

(C)

(D)

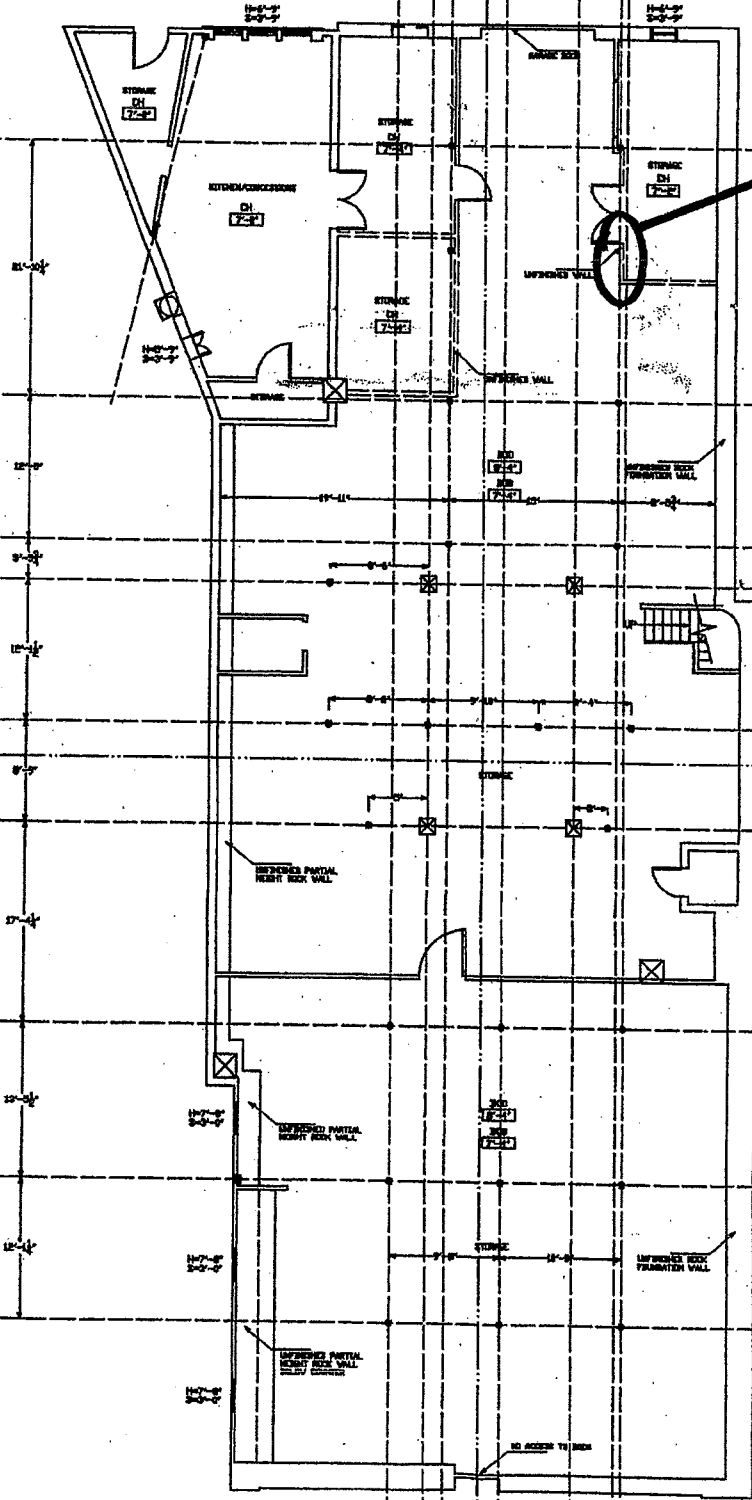
(E)

(F)

(G)

(H)

(I)



LPCH

Lynch
Park
Carriage
House

Beverly, MA



Design Collaborative Group, Inc.
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House
55 Deer St
Floor Plans
All Floors

Scale: 1/8"=1'-0"

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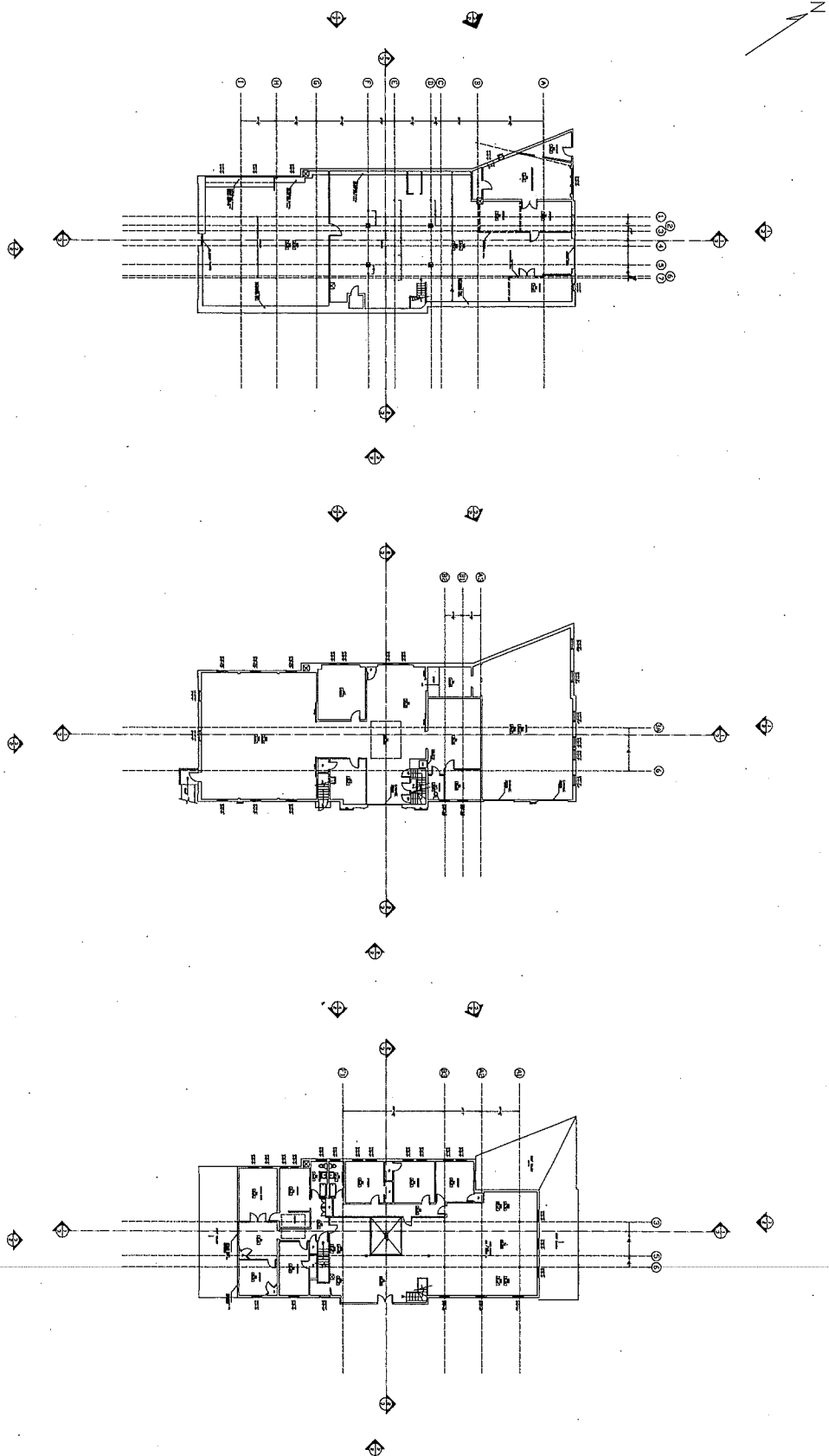
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1 of 4



B EXISTING BASEMENT FLOOR PLAN

1 EXISTING FIRST FLOOR PLAN

2 EXISTING SECOND FLOOR PLAN

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Existing Carriage House
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Lynch
Park
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Elevations
All Elevations

Scale: 1/8"=1'-0"

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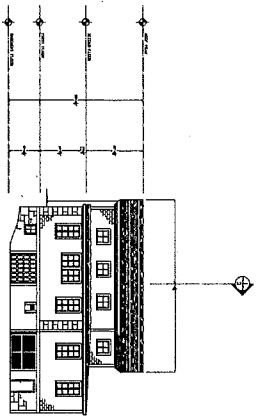
JMB

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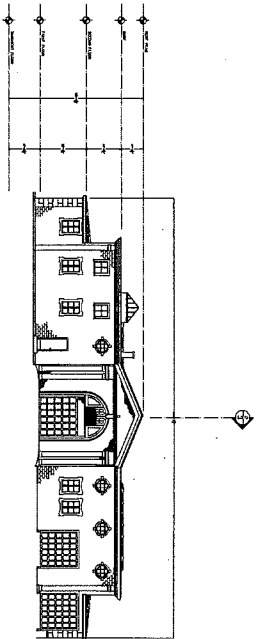
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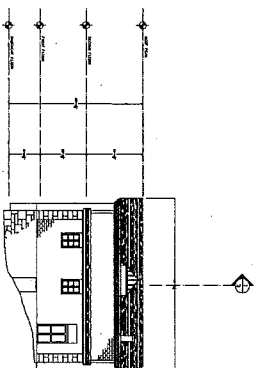
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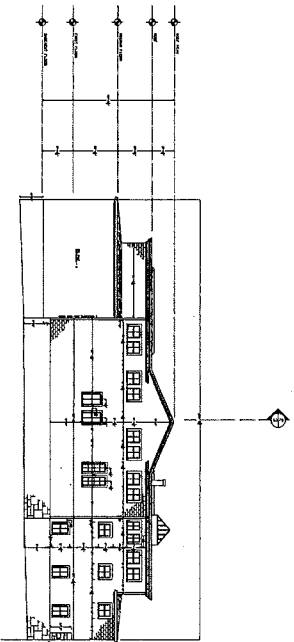
1 EXISTING NORTH ELEVATION



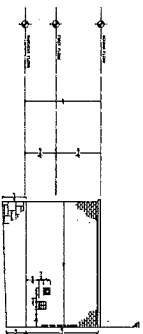
2 EXISTING EAST ELEVATION



3 EXISTING SOUTH ELEVATION



4 EXISTING WEST ELEVATION - A

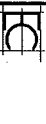


5 EXISTING WEST ELEVATION - 3

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Lynch
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55 Dier St
Longitudinal &
Transverse
Sections

Scale: 1/8"=1'-0"

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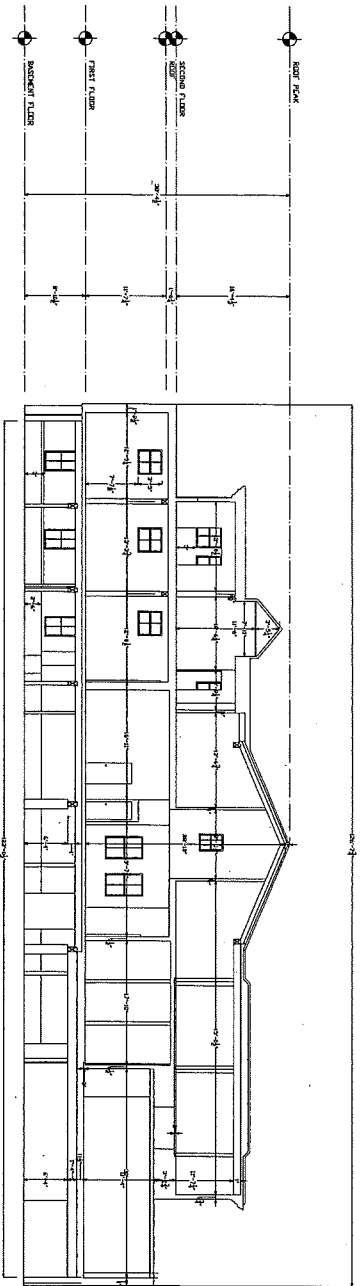
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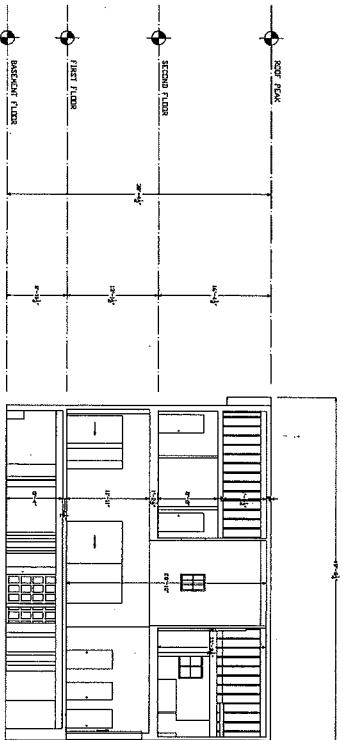
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3 of 4

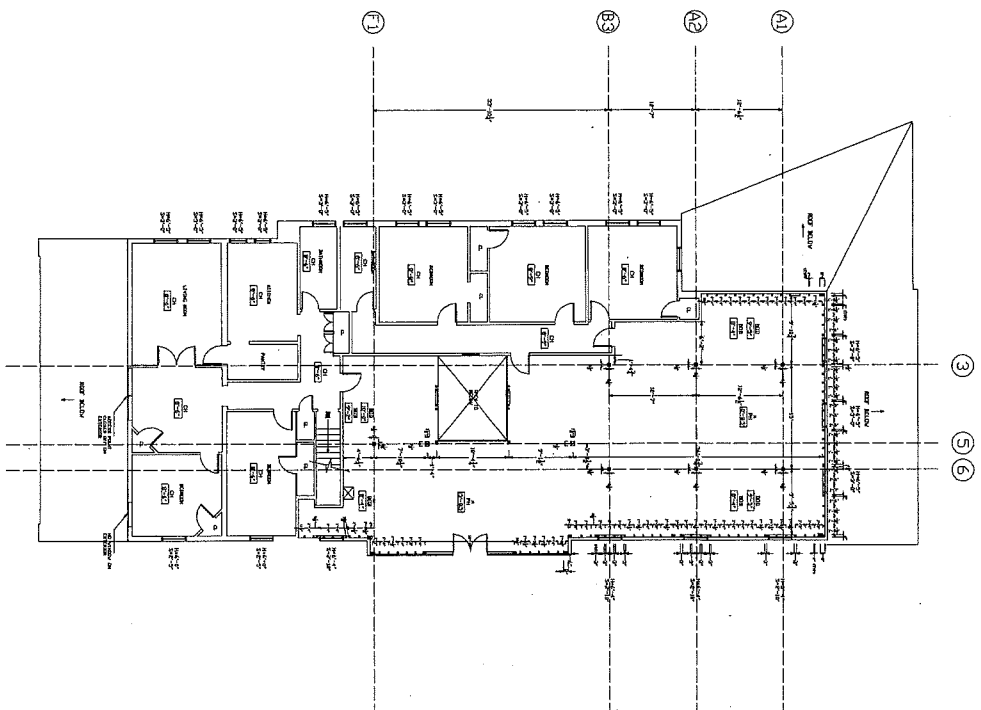


1 EXISTING LONGITUDINAL SECTION



2 EXISTING TRANSVERSAL SECTION

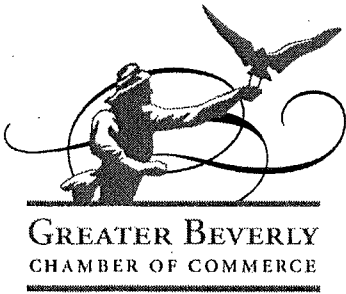




2 EXISTING SECOND FLOOR FRAMING PLAN - VISIBLE ONLY

A horizontal scale bar with three segments. The first segment is labeled '0', the second '9', and the third '16'.

4 of 4



April 25, 2014

Dear Community Preservation Committee

I am writing this letter in support of the Carriage House located at Lynch Park in Beverly, MA. Historic preservation adds value to the lives of all Beverly residents and visitors. The Carriage House offers invaluable cultural, aesthetic, and educational resources for the City of Beverly and provides opportunities each day to appreciate the legacy of Beverly's rich past.

Historic preservation of the Carriage House will provide a significant economic component. Historic preservation activities are cost-effective tools that may be used to leverage private capital, create jobs, revitalize neighborhoods and business and stimulate a wide range of other economic activities. For example:

- Preservation of the Carriage House will create jobs and income that support local contractors and carpenters.
- Preservation of the Carriage House will benefit local neighborhoods.
- Preservation of the Carriage House will attract Beverly visitors. The link between preservation and tourism is well established. Preserving historic character helps support tourism by providing interesting and unique opportunities for visitors, and tourism supports preservation by providing resources for ongoing preservation efforts.

Additionally, preserving the Carriage House will offer the City additional revenue by hosting Weddings, Fundraisers, Special Events and Business Meetings. This in return will stimulate our local economy and help support local businesses, such as: Caterers, rental agencies, photographers, event planners, wedding planners, police details, transportation, entertainment studios, florists, Beverly Recreation, local restaurants and many other local businesses.

In summary, preservation of the Carriage House will not only promote an increased appreciation of the past; it is a key feature of successful community planning and economic development. Beverly's preservation activities have widespread economic impacts that bring tourists and visitors to Beverly and the Carriage House is a prime example of what the current and future economic potential of the property has. Acquainting more people with the beauty and vitality of Beverly is important.

If you have any questions, please feel free to contact me at the Chamber via phone or email.

Sincerely,

John M. Somes
Greater Beverly Chamber of Commerce, Executive Director
100 Cummings Center, Suite 107-K, Beverly MA 01915
P: 978-232-9559
Jsomes@GreaterBeverlyChamber.com

97 Haskell Street
Beverly, MA 01915
April 30, 2014

Dear Members of the Beverly Community Preservation Committee:

My name is Nancy Glidden Coffey. As a lifelong resident of Beverly, I am writing in support of the Lynch Park Advisory Committee's request for a CPA grant to fund a feasibility study and preservation plan for the Lynch Park Carriage House.

As a child, I began going to Lynch Park shortly after it opened in the 1940's and have been a Lynch Park lover ever since. I am a historian by training and in recent years have been researching, lecturing, and writing about Beverly's summer community. In 2002 and 2005 I was honored to play Nellie Taft in Nancy Clarks play, *Good Heavens Mrs. Evans*, the kick off fund raiser for the Carriage House Preservation fund. Over the past twelve years I have been amazed and deeply impressed by the ability of a small group of dedicated people to preserve an important part of Beverly's heritage.

I support the Lynch Park Advisory Committees request for funds for three reasons. The Carriage House represents an important era in our city's history, its reuse as a function hall makes economic sense, and the Lynch Park Advisory Committee has already established an excellent track record for preserving the building.

Beverly was an integral part of the North Shore's Gold Coast from the mid 19th to the mid 20th century. As a historian, I am deeply aware of how that era shaped our community. Five summer estates once stood on the Lynch Park property. For two years it was the site of President Taft's summer White House. Only the Italian garden, the laundry house, and the Evans Carriage House remain from that era. We are fortunate that they do. Without them there would be no tangible connection between the current park and its rich history. I believe that the Evans Carriage House is the last publicly owned carriage house on the North Shore.

The Carriage House is an architecturally important building that may be the last publicly owned carriage house on the North shore. It is also a handsome building, beautifully sited for public events. The plan to repurpose the building as a function hall has already proven to be a wise one. Having attended many of the public functions at there, I have seen first-hand how much Beverly people feel deeply connected to the building. For many years the Italian garden has been a well-loved venue for weddings. Renting it out has provided revenue to the City. The partially renovated Carriage House is already beginning to generate revenue as well. Once renovation is complete, it will provide the necessary funds for its own upkeep as well for other City projects.

Finally, the faithful volunteers on Lynch Park Advisory Committee, the Lynch Fund Trustees, and the City government have demonstrated long term commitment to this project. In 2002 Beverly Recreation Director Joan Fairbank and volunteers Tom and Nancy Clark brought the project to the public with a

fund raiser: Nancy's play, *Good Heaven's Mrs. Evan*, a humorous take on Maria Evan's decision to evict the Tafts in the fall of 1910. Knowing that without a new roof the Carriage House would fall into ruin, they gathered a group of volunteers who built the case for preservation. In 2004-5 the Lynch Trustees provided the funds for the new roof. For the next several years the Advisory Committee held a variety of fund raisers that raised enough funds to secure the foundation and to replace the floors. The project is well on its way. With CPA funding, the next phase of preservation will be able to proceed. I urge you to provide that funding.

Sincerely;


Nancy Glidden Coffey